



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Naranja Lakes Community Redevelopment
Agency (CRA)**

Board of County Commissioners

South Dade Government Center

Room 203

10710 S.W. 211 Street

Miami, Florida

Meeting Date:

November 21, 2005

7:00 p.m.

Prepared by:

Harvey Ruvin, Clerk

Board of County Commissioners

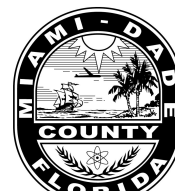
Kay Madry Sullivan, Director

Clerk of the Board Division

Reporter:

Jill Thornton, Commission Reporter

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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
NOVEMBER 21, 2005**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center, Room 203, 10710 S.W. 211 Street, Miami, Florida at 7:00 p.m., November 21, 2005, there being present upon roll call Mr. Kenneth Forbes, Mr. Daniel Lipe, Mr. Parsuram Ramkissoon, and Mr. Stuart Archer, (Chairperson Nina Betancourt and Mr. Rene Infante were absent); Assistant County Attorney Glenn Saks; Mr. Jurgen Teintze, Tax Increment Financing (TIF) Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, Budget Analyst/TIF CRA Coordinator, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

I. Call to Order

Mr. Forbes called the CRA Board meeting to order at 7:20 p.m.

II. Roll Call

Mr. Forbes noted as a quorum was not present, the Board would proceed to consider informational items only.

III. Approval of the Minutes

Not presented.

IV. Approval of Agenda

Not presented.

V. FDOT presentation of US 1 Corridor plans

Mr. Luis Medina, Florida Department of Transportation (FDOT), introduced Mr. Sam Gonzalez and Ms. Adriana Manzanares from FDOT.

Mr. Sam Gonzalez, Consulting Engineer, Reynolds-Smith-Hill, made a presentation on the document entitled "SR 5/US 1 South Dixie Highway (SW 304th Street to SW 266th Street), October 27, 2005," during which he addressed the following:

- Project Limits
- Scope of Work
- Proposed Improvements
- Access Management
- Construction Sequence
- Public Involvement Plan

Open Forum for Public Comments

Mr. Archer expressed his disappointment that the proposed plan did not include a six lane highway with an additional turning lane, noting it would be more expensive to add a third lane later because existing drains, sidewalks and curbs would have to be moved. Regarding access management, Mr. Archer noted conflicts existed at the U.S. 1 and 296th Street intersection with a lot of traffic congestion.

Responding to Mr. Archer's comments, Mr. Gonzalez noted FDOT had investigated this situation and planned to add a third lane to the U.S. 1 Corridor by re-striping the lanes. He noted that adding an additional turning lane would encroach on the right-of-way. He also noted that bridges C-103 and C-103N would be widened to accommodate six lanes and that FDOT proposed a design to make improvements to the intersection of U.S. 1 and 296th Street, which should eliminate any conflicts.

In response to Mr. Archer's question on whether the bridges could be developed first in the construction sequence, Mr. Gonzalez noted that once the construction design sequence was developed to 90%, contractors would be instructed to initiate the first phase, which could include the bridges.

Mr. Forbes mentioned that at the October 27, 5005 Workshop, which was held at the Naranja Community Center, it was noted that the foregoing proposed project would benefit the goals of the CRA by enhancing business development within its district. He questioned how this plan would accomplish those goals.

Mr. Sam Gonzalez explained the overall design of the proposed project, and noted the intent was to enhance operational and safety aspects along the US 1 Corridor without impacting the goals of the CRA and the charrettes. He also noted that within the access management report, certain areas identified for median openings could be accomplished without impacting the driveways of businesses within the area, however, FDOT needed to be made aware of any future or potential businesses in order to accommodate those driveway connections. He stated that FDOT would coordinate this project with Jeff Cohen, Project Manager for the Public Works Department.

Mr. Forbes pointed out that FDOT met with the Homestead Chamber of Commerce and obtained input from its members, but had not sought input from members of the Naranja Business Council and existing and potential future business owners from the CRA District. He suggested this proposed development be consistent with the designs and objectives of the CRA and the Leisure City and Naranja charrettes.

Mr. Ramkissoon asked whether any attempt was made to contact the property owners at the time the study was conducted to enlighten them on the impact of the foregoing proposed project.

Mr. Gonzalez noted the plans were 60% completed and that FDOT was now in the process of presenting the proposed project to the public.

In response to Mr. Ramkissoon's inquiry regarding additional meetings, Mr. Gonzalez noted FDOT would meet with anyone wishing to discuss the proposed project.

Mr. Jesus Alvarez, owner of vacant property within the NLCRA District, expressed concern that the proposed plan would impact his property. He questioned whether accommodations would be made for the property owners.

Mrs. Patricia Alvarez commented that the study showed a decrease in accidents and an increase in traffic along the U.S. 1 Corridor. She expressed concern with the proposed plan not including the ideas of other developers for that area.

Mr. Ramkissoon suggested another workshop be conducted to get input from owners of vacant properties within the CRA District to determine how the proposed FDOT project would impact them.

Mr. Sam Gonzalez noted all of the property owners and licensed businesses were notified of the public workshop conducted on October 27, 2005, which was also advertised and re-advertised following Hurricane Wilma.

Mr. Richard Crow, 27501 S. Dixie Hwy, Suite #402, expressed concern that he was not informed of any workshop or of any proposed plan.

Mr. Forbes suggested a best effort be made to contact all business and property owners within the CRA District (between 268th Street and 288th Street) and to invite them to another workshop to provide input/feedback on the FDOT proposed plan.

Mr. Archer noted the need for FDOT to coordinate its plans with the County's proposed projects for metrobus stops and a town center at 280th street.

Mr. Len Anthony expressed the following concerns with the proposed plan: the complexities associated with landowners wanting to connect to utilities buried in the medium strip of the highway, under phase I; the exclusion of artifacts for the sanitary sewer system between 268th and 288th Street; the exclusion of connections between 268th Street and 304th Street; the exclusion of laterals in the plan for the proposed water main at 266th Street. He emphasized the need for the coordination of efforts between the County and FDOT.

Mr. Forbes thanked Mr. Anthony for his diligent efforts concerning this project. He also thanked representatives from FDOT for tonight's presentation and noted another workshop would be scheduled. And, he thanked the business and property owners who attended tonight's (11/21) meeting.

Development Opportunity

Mr. Graham Penn, attorney for zoning matters, appeared before the Agency and referred to a zoning application that was approved involving ten acres of property located within the CRA District. This property, he noted, was initially designated for low density residential use, but was subsequently re-designated for business/office use. The location of this property, he noted, was considered to be ideal for an entrance into the Naranja area. Mr. Penn also noted the proposed project was aligned with the Charrette plan and required the following restrictions: a mixed-use project of retail, restaurants, office and resident development; a one-acre public green space and one acre civic use which was designated in the plan as a day care center.

Regarding Mr. Forbes inquiry concerning the pathway approved by the Community Council, Mr. Penn stated that a pedestrian pathway between the residents of Riverside and their neighbors to the north was included.

Responding to Mr. Lipe's question, Mr. Penn stated no decision concerning the residential portion had been made yet, but the preference was to build condominiums.

Mr. Teintze commented that the Community Zoning Appeals Board had approved an application (Southeast Naranja Rock, LLC) within the CRA district that proposed converting an old motel into condominiums targeting second home buyers.

VI. New Business

Update Construction Progress and Mandarin Lakes

Mr. Eric Valderama, Naranja Lakes Construction, LLC, gave a status report on the construction progress at Mandarin Lakes, noting phase 1A was approximately 90% complete and phase 1AB was approximately 25% complete. Some bid proposals, he noted, had been received for vertical improvements that consisted of the club house and entry features for the intersection of 140th Avenue and 288th Street. Mr. Valderama noted recommendations would be presented before the CRA and the BCC for final approval.

Responding to Mr. Lipe's inquiry regarding the timeline, Mr. Valderama noted the original time frame had been extended.

In response to Mr. Archer's inquiry concerning the completion date for the bridge and sidewalks at 280th Street to allow kids to walk to the school, Mr. Valderama noted the sidewalk and bridge should be completed and opened to traffic after the start of the New Year (2006).

Mr. John Ritsema, project manager, commented that Solo Construction was allowed to close off traffic until ample pavement was done on one side of the medium and that both sides were now paved and should be opened.

Benchmarks Progress Report

Mr. Paul Herman, D.R. Horton Builders, provided an update on the sales of the Mandarin Lakes homes and noted that as of to date, 280 units had been sold (43 50-foot and 70 40-foot single family homes and 95 town home units). He commended Mr. Valderama for getting the project completed at 140th Avenue so that the water system could be connected to it and closings on homes could begin in about two weeks for the first phase. He noted the first phase of Mandarin Lakes was east of the canal and consisted of 875 units in total. He also noted that all permit applications had been filed with Miami-Dade County for areas east of the canal and that to date, 170 permits have been received with 680 applications pending.

In response to Mr. Archer's inquiry concerning mailbox units, Mr. Herman stated they had worked with the post office to finalize the plans which called for three locations for the gang mailbox units. He also stated that Miami-Dade County had recently provided them with the list of addresses.

Final Budget resolution to submit to County

Mr. Teintze advised that the Final Budget would be addressed at the next CRA meeting; however, in response to questions from Agency members, he provided an update on the changes to the NLCRA budget approved in August 2005. He noted the BCC had approved the FY 05/06 County budget in September 2005, with a reduced millage rate of 5.8, which required all CRA's to revise proposed budgets using this rate. He stated the only change to NLCRA's approved budget using the new millage rate was a drop in Revenues by \$5,000 that would be offset by allocated contingency matters.

Mr. Zelkowitz, Legal Counsel for NLCRA, pointed out that the new proposed budget would need to go before the Community Empowerment and Economic Revitalization Committee (CEERC) and the full Commission for final approval, once approved by the CRA Board.

VII. Old Business

Major Grace O'Donnell, Miami-Dade Police Department (MDPD), Cutler Ridge District, appeared before the CRA Board and provided an update on police security within the CRA District. She listed Robbery along the U.S. 1 Corridor as the primary concern within the district. She stated she would attend community meetings to provide an update on this problem. She also noted that the Department assigned additional officers to patrol details in shopping centers, and that special "Enhanced Enforcement Initiative" Units would be used to assist with the robbery issues. She stated additional funds were allocated to the district to support these details which would continue through the holidays. Ms. Grace O'Donnell advised that she was calling for awareness and that she was available to address any concerns from the business owners.

Responding to Mr. Archer's inquiry concerning the arrests/convictions of offenders, Major O'Donnell noted people walked everywhere within the District and that as a recourse to prevent robbery, she had instructed her officers to stop and talk to individuals walking alone. She noted that the Robbery Intervention Detail and Tactical Narcotics Team were also working one to two details per week within the CRA District and that additional departmental resources had been allocated to assist in this effort.

Mr. Ramkissoon stated that over the past few weeks, he had noticed a lot of traffic stops occurring under a particular bridge within the CRA district.

Major O'Donnell responded that this area had specific problems, however, problems existed all along U.S. 1 and that she had asked the officers to be more vigilant. She also noted a project to cleanup petty crime and vagrancy in certain areas had been implemented.

In response to Mr. Ramkissoon's suggestion that gas stations be prevented from selling loose cigarettes, Major O'Donnell stated she was unaware of this practice but would look into the situation.

Mr. Forbes noted regulation existed regarding the sale of loose cigarettes; however, Monroe County had cracked down on this practice because they were not gaining taxes on the sale of

individual cigarettes. He thanked Ms. O'Donnell and the Miami Dade County Police Officers from the Cutler Ridge District for their personal involvement in the hurricane relief efforts.

Ms. Patricia Alvarez, resident, noted a car parked on the U.S. 1 Corridor and 232nd street that was involved in an accident over a week ago and inquired whether the police had tagged this vehicle.

Ms. O'Donnell stated she would investigate this matter. She also apologized for the new dispatching system that caused delays at the communication center, and noted additional lines had been installed and all the bugs should be worked out by the end of this year (2005).

VIII. Setting of next Meeting Date

Mr. Teintze recommended the scheduling of the next NLCRA meeting be accelerated in order to approve the new proposed budget prior to the next TIF committee meeting on December 5, 2005.

Mr. Ramkissoon suggested a special CRA meeting be called for the Board to approve the proposed changes in the budget and forward it to the appropriate committee.

Mr. Archer suggested the next CRA meeting be held on the morning of December 5, 2005, before the TIF Committee meeting.

Mr. Forbes asked Mr. Teintz to notify all CRA Board members by e-mail of the suggested date.

In response to Mr. Archer's question regarding vacancies on the CRA Board, Mr. Teintze stated he was scheduled to meet with Commissioner Moss on Monday, November 28, 2005 and would address this issue, but noted the Commissioners would make the recommendations to fill the vacancies.

Mr. Lipe stated it was difficult to maintain a quorum with the number of vacancies on this Board, and asked Mr. Teintze to convey to commissioners the urgency of this matter.

Mr. Ramkissoon commented that two people had expressed interest in serving on the NLCRA board and that they had invested interests in the Naranja Lakes community.

Mr. Teintze introduced Alberto Gonzalez as the new TIF Coordinator to assist him with the CRA activities.

IX. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:46 p.m.